



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

AGENDA – Redevelopment Agency

Date: June 7, 2000

Time: 7:00 p.m.

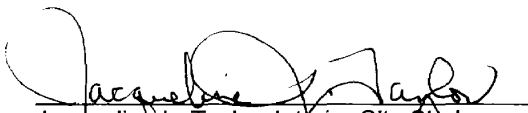
For information regarding this Agenda please contact:

Jacqueline L. Taylor
Interim City Clerk
Telephone: (209) 333-6702

MEETING OF THE **Redevelopment Agency** **Of the City of Lodi**

- A. Call to order – Chair Steve Mann
- B. Roll call to be recorded by Secretary
- Res. No. RDA2000-01 C. Approve Draft Feasibility Report for the Proposed Lodi Redevelopment Project Area
- D. Other business
- E. Comments by the Public on Non-Agenda Items
- F. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.


Jacqueline L. Taylor, Interim City Clerk
for Alice M. Reimche, Secretary
Redevelopment Agency of the City of Lodi



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve Draft Feasibility Report for the Proposed Lodi Redevelopment Project Area

MEETING DATE: June 7, 2000

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the Agency Board approve the Feasibility Study for the proposed redevelopment project.

BACKGROUND INFORMATION: The Lodi City Council established the Lodi Redevelopment Agency on July 7, 1999 (Ordinance No 1675). The City Council approved the boundaries for a Redevelopment Survey Area in February 2000. The selection of the Survey Area Boundary was the culmination of several years of surveys and studies in Lodi's downtown and the surrounding area. City staff, working with consultants, selected the Survey Area based on the need for redevelopment assistance. The designation of the survey area is important because the final project area for the redevelopment plan must be within the boundaries of the survey area, and may not include property that is outside the Survey Area.

The adopted Lodi Survey Area comprises approximately 1,432 acres of commercial, industrial, and residential land uses. It also consists of rights of way (primarily roadways) that are primarily located north of Kettleman Lane, south of Turner Road, east of Hutchins Street and west of Commerce Street in the City of Lodi.

INTRODUCTION: This Feasibility Report evaluates the opportunities and constraints of establishing a redevelopment project in the City of Lodi. It recommends boundaries for the proposed Lodi Redevelopment Project Area, evaluates the area's eligibility for redevelopment, proposed improvement projects and assesses financial feasibility. The Feasibility Report describes the reasons for selection of the Recommended Project Area, the existing adverse physical and economic conditions in the Recommended Project Area, and the proposed projects and activities for the proposed Redevelopment Plan. The Feasibility Report also provides a preliminary assessment of financing methods and economic feasibility of the proposed Redevelopment Project. Finally, the report outlines the steps that the City would undertake in order to adopt the Redevelopment Plan, and provides a preliminary schedule.

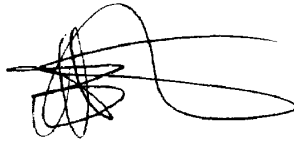
A primary purpose in conducting this study is to identify the specific boundaries of the survey area that are eligible for inclusion in a project area. The recommended project area boundary was developed based on a review of background information, extensive field reconnaissance surveys and examination of maps and aerial photographs. The Project Area recommended by the staff/consultant team encompasses approximately 1,138 acres of commercial, industrial and residential land uses.

APPROVED:

H. Dixon Flynn -- City Manager

Finally, the report provides a preliminary estimate of tax increment revenues that the proposed Project Area would generate and evaluates the financial feasibility of the Redevelopment Plan.

FUNDING: None required

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Konradt Bartlam
Community Development Director

KB/lw

Attachments

RESOLUTION NO. RDA2000-01

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE
FEASIBILITY STUDY FOR THE PROPOSED LODI
REDEVELOPMENT PROJECT AREA

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WHEREAS, the Lodi City Council established the Lodi Redevelopment Agency on July 7, 1999; and

WHEREAS, the City Council approved the boundaries for a Redevelopment Survey Area in February 2000; and

WHEREAS, City staff in conjunction with the Consultants, selected the Survey Area based on the need for redevelopment assistance; and

WHEREAS, the designation of the survey area is very important because the final project area for the redevelopment plan must be within the boundaries of the survey area, and may not include property that is outside the Survey Area; and

WHEREAS, the adopted Lodi Survey Area comprises of approximately 1,432 acres of commercial, industrial, and residential land uses, and also consists of rights-of-way (primarily roadways) that are primarily located north of Kettleman Lane, south of Turner Road, east of Hutchins Street and west of Commerce Street in the City of Lodi; and

WHEREAS, the Feasibility Report evaluates the opportunities and constraints of establishing a redevelopment project in the City of Lodi. It recommends boundaries for the proposed Lodi Redevelopment Project Area, evaluates the area's eligibility for redevelopment, proposed improvement projects and assesses financial feasibility; and

WHEREAS, The Feasibility Report describes the reasons for selection of the Recommended Project Area, the existing adverse physical and economic conditions in the Recommended Project Area, and the proposed projects and activities for the proposed Redevelopment Plan. The Feasibility Report also provides a preliminary assessment of financing methods and economic feasibility of the proposed Redevelopment Project. Finally, the report outlines the steps that the City would undertake in order to adopt the Redevelopment Plan, and provides a preliminary schedule; and

WHEREAS, a primary purpose in conducting this study is to identify the specific boundaries of the survey area that are eligible for inclusion in a project area. The recommended project area boundary was developed based on a review of background information, extensive field reconnaissance surveys and examination of maps and aerial photographs. The Project Area recommended by the staff/consultant team encompasses approximately 1,138 acres of commercial, industrial and residential land uses; and

WHEREAS, the report provides a preliminary estimate of tax increment revenues that the proposed Project Area would generate and evaluates the financial feasibility of the Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lodi hereby approves the Feasibility Report for the Proposed Lodi Redevelopment Project Area.

Dated: June 7, 2000

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I hereby certify that Resolution No. RDA2000-01 was passed and adopted by the Members of the Redevelopment Agency in a regular meeting held June 7, 2000 by the following vote:

AYES: MEMBERS – Land, Pennino and Mann (Mayor)

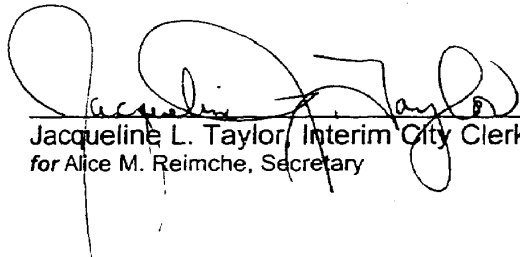
NOES: MEMBERS – Hitchcock and Nakanishi

ABSENT: MEMBERS – None

ABSTAIN: MEMBERS – None



Stephen J. Mann, Chair



Jacqueline L. Taylor, Interim City Clerk
for Alice M. Reimche, Secretary